

ZONING CODE TEXT AMENDMENT APPLICATION

Application fee is due upon submittal: \$650 – SEPA fee: \$190

An Environmental Checklist (SEPA Application) shall be submitted with this application

All legal advertising fees will be billed to the owner directly by the Union-Bulletin

Applicant Name:

Phone:

E-mail address:

Mailing Address:

Required Documents:

Application & narrative to the questions below

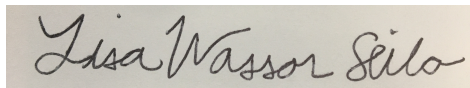
SEPA Environmental Checklist and fees

Any other information determined necessary by the Director to adequately review the proposal

On a separate piece of paper, please answer and explain the following:

1. Section(s) of the Municipal Code proposed to be amended (include the code citation).
2. Summary of the proposed code amendment.
3. Reason(s) for the proposed code amendment.
4. Explain how the proposed code amendment conforms to the goals and policies of the City of Walla Walla Comprehensive Plan.

I certify, by checking this box and printing my name below, that the information submitted in this application packet is true and accurate. Determination of information to be in error could result in revocation of permit.
I understand that this application is not deemed filed until fees are paid.



Date:

Printed Name of Applicant

Zoning Code Text Amendment Application Narrative – Manufactured (Mobile) Home Parks

1. Section/s of the Municipal Code proposed to be amended (include the code citation).
 - a. Chapter 15.20 Mobile/ Manufactured Home – Placement Permit; Chapter 20.06 Construction and Definitions; Section 20.50.035 MHC Mobile/ Manufactured Home Park Community; Chapter 20.100 Tables of Permitted Land Uses; Section 20.134.110 Recreation vehicles as permanent living quarters prohibited; Chapter 20.180 Mobile/ Manufactured Homes – General; Chapter 20.184 Manufactured Home Parks; Chapter 20.192 Temporary Placement of Manufactured Homes for Care of Infirm or Elderly.

2. Summary of the proposed code amendment.

- a. The proposed amendments include adding a “Manufactured Home Park Community” as a new land use type to the City of Walla Walla 2040 Comprehensive Plan Future Land Use Map. The proposed amendment also creates a new “Manufactured Home Park Community” (MHP) zoning district to the City of Walla Walla Zoning Map. The proposed zoning code amendments add development regulations for the MHP zoning district; adds a section on eviction notice standards for the change of use or closure of a manufactured home park; and adds a section requiring notice of sale of a MHP and the opportunity for qualified tenant organizations to purchase the MHP.

The proposed amendments also include revised language to provide clarity and simplicity and removes obsolete terms; provides revisions to allow for the permanent placement of new single section or single wide manufactured/ mobile homes in Neighborhood Residential (RN) zones as primary or accessory dwelling units with revisions to design and placement standards; and adds a section addressing standards for recreational vehicles as a primary residence in manufactured home parks.

3. Reason/s for the proposed code amendment.

- a. The Walla Walla City Council passed Ordinance 2022-09 on March 23, 2022, which placed a moratorium on the acceptance, processing, or approval of applications for development authorizations and other permits for change of use of mobile/manufactured home parks. The ordinance also initiated and directed city staff to process amendments to the Walla Walla Municipal Code and Walla Walla 2040 Comprehensive Plan related to mobile/manufactured home parks.

4. Explain how the proposed code amendment conforms to the goals and policies of the City of Walla Walla Comprehensive Plan.

- a. The proposed code amendment is supported by the following Comprehensive Plan goals and policies:
 - i. Land Use Policy 1.5 – Establish future land use and zoning designations that minimize and mitigate potential land use conflicts.

- ii. Land Use Goal 3 - There are a variety of uses allowed throughout Walla Walla that encourage options for housing and business.
- iii. Land Use Policy 3.7 – Support a variety of housing types such as tiny homes, duplexes, multifamily development, cottage housing, single family residential, and manufactured homes and manufactured housing communities.
- iv. Housing Goal 1 – A broad range of housing choices is available to meet the needs of people of diverse socio-economic status, housing type, and age.
- v. Housing Policy 1.1 - Provide an array of housing choices such as apartments, small lot single family housing, accessory dwelling units, townhomes, manufactured homes, and cottages to meet the needs of people of all incomes throughout their lifespan.
- vi. Housing Policy 1.3: Encourage the use of existing housing stock, including manufactured homes and manufactured housing communities, to provide affordable housing for households with middle- and lower-incomes.
- vii. Housing Policy 1.7: Allow manufactured housing and accessory dwelling units in single family residential areas.
- viii. Housing Policy 1.9 – Support the establishment of housing land trusts and other innovative housing solutions and explore policies to reduce development costs for housing developments that serve low to moderate income households.